



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09061
Decision Date: 30/03/2026

Applicant:	Wylve Parish Council Wyvern Hall, High Street, Wylve, Wiltshire, BA12 0QP
Particulars of Development:	Erection of temporary building to provide a village shop with associated landscaping & works to car park
At:	Wyvern Hall, High Street, Wylve, Warminster, BA12 0QR

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan Drg no PP001 Rev B received 27/03/2026

Proposed plans and elevations Drg no PP100 Rev B received 25/02/2026

Design and access statement received 25/02/2026

Proposed block plan Drg no PP 010 Rev E received 25/02/2026

REASON: for the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby permitted shall be for a limited period being the period of three years from the date of this decision. The building hereby permitted shall be removed and the land shall be restored to its former condition on or before the expiration of the 3-year temporary period in accordance with a scheme of work that shall first have been submitted to and approved in writing by the local planning authority.

REASON: This permission is granted on a temporary basis solely to confirm that a new village shop in this location is viable whilst a more permanent site is found and to ensure a building of this appearance is not permanently sited in this sensitive location due to the impacts on heritage assets and character of the area.

- 4 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 5 No deliveries shall be made to or collections made from the development hereby approved except between the hours of 08:00 to 18:00 Monday to Saturday.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 6 The temporary use hereby permitted shall only take place between the hours of 0800 – 1800 Mondays to Saturdays and 0800 – 1600 on Sundays and bank holidays.

REASON: to protect neighbouring residential amenity.

- 7 No part of the development hereby permitted shall be first brought into use until the turning area & parking spaces [14 including 1 disabled] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 8 Any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2021. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To ensure appropriate levels of amenity are achieved; to protect the Dark Skies Initiative and to avoid illumination of habitat used by bats

- 9** The strip of land comprising the grassed area located between the south elevation of the approved village shop building and the north elevation of the neighbouring dwelling known as Stable Cottage to the south shall be retained as an open, undeveloped buffer at all times. This area shall not be used for storage, display of goods, waste, seating, external activities, or any other ancillary use associated with the shop. No structures, enclosures, equipment, or paraphernalia shall be placed within this area unless first approved in writing by the Local Planning Authority.

REASON: To safeguard the amenity, outlook, and privacy of the neighbouring property known as Stable Cottage by ensuring an unobstructed separation between the commercial use and the adjacent dwelling, in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy.

- 10** Notwithstanding the approved plans, within three months of the installation of the approved shop building, full details of the design and colour of the proposed external wrap shall be submitted to, and approved in writing by, the Local Planning Authority. The external wrap shall be installed in full accordance with the approved details within three months of the date of that approval.

REASON: In the interests of preserving the character and appearance of the area and the setting of the surrounding heritage assets.

- 11** The development hereby approved shall be used only as a village shop falling within Use Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended), and for no other purpose within Class E or any other Use Class. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any re-enactment thereof.

REASON: To ensure the premises remains in a village shop use for which permission has specifically been granted preserving essential local services and protecting the character and amenity of the area.

Informatives

- 1** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

- 2 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 3 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)